

A senator wants Rep Kiko Barzaga dead?

Cavite 4th District Representative Kiko Barzaga has this claim.

Allegedly, there was a certain Senator who was allegedly plotting to end his life. He did not name the senator.

» SEE STORY ON , PG. 2



VOL.4 NO 01

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Maraming salamat po, PGH, at mga katropa!

HAPPY birthday in advance sa aming editorial consultant cum tagapayo, tagasita sa mga mali namin at super alalay sa lahat ng aming concerns.

Sabi ni compadre, boss Eli Taparan, sa Oktubre 7, 80th birthday ang ise-celebrate niya, pero ang alam ko, 79 year old lamang siya, batambata pa.



Sabi niya, first birthday niya ay noong isilang siya Okt. 7, 1946 – yun ang FIRST birthday niya, at noong 1947, araw ding iyon ng Oktubre, SECOND birthday niya.

Tama nga naman,

» Sundan sa , PG.7

Maghanda na: The Big One Alert!

SA patuloy na malawakang search and rescue and rehabilitation program sa Cebu na matinding pininsala ng napakalakas na lindol – na tinatayang bilyon-bilyong piso ang halaga ng pininsalang ari-arian, at tumataas na bilang pa ng mga namatay at napinsala, may nakaambang mas malakas na lindol.

Ito ang tinatawag na “The Big One” na pinangangambahang mangyari sa South Luzon.

Dapat nang maghanda ang lahat! Sa Calabarzon:

» Sundan sa , PG.2

Cong, Jolo, ginawaran ng Honoris Causa in Public Service

BINIGYAN ng karangalang Honoris Causa in Public Service si Cavite 1st

District Representative Jose Lorenzo ‘Jolo’ Revilla sa ika-23 Commencement Exercises

» Sundan sa , PG.2



General Trias LGU to distribute barangay patrol units soon

AT the soonest possible time, the 33 barangays in General Tria City would have their own new patrol



vehicles.

City Mayor Jon-Jon Ferrer said these patrol cars would be a big help for improved services in the communities.

The mayor said the patrol cars would soon be deployed during calamities and emergencies.

“Let’s join forces for a safer and well-served General Trias,” Ferrer said./DBCAOILE\

CPAWD general membership meeting ginanap sa EMV Flower Farm

MATAGUMPAY na ginanap noong nakara-

ang Setyembre 17, 2025 ang general member-

ship meeting ng Cavite Province Association

of Water Districts (CPAWD) sa EMV Flower Farm sa Barangay Tambo Malaki, Indang, Cavite.

Ang EMV Flower Farm ay pag-aari ng mag-asawang Ronald at Apple Cudiamat.

Ang miting ay dinaluhan ng 68 kinatawan (itaas na larawan) ng 11 Water Districts mula sa mga Bayan ng Amadeo (7 kalahok), Carmona (7), General Emilio Aguinaldo (5), General Mariano Alvarez (5), Maragondon (3), Mendez (7), Silang (5), Tagaytay City (6), Tanza (6), Trece Martires City (6), at Indang (12 kalahok).

» SEE STORY ON , PG. 2



Pagsasalin sa bagong pamunuan ng PAPI, naganap na

FORMAL nang naisalin sa mga kamay ni Ms. Rebecca ‘Becka’ Madeja-Velasquez ang pamumuno sa Publishers Association of the Philippines Inc. (PAPI)

sa okasyong ginanap nitong Miyerkoles, Oktubre 1 sa BayView Hotel sa Roxas Blvd., Maynila.

Ang PAPI ang kinikilalang pinakamalaking samahan ng mga

publisista at mamamahayag sa buong Pilipinas.

Sa simula ng makasaysayang okasyon, nag-alay ng panalangin

» Sundan sa , PG.2

PhilATOM Law ni Cayetano, susi ng bansa tungo sa mas ligtas at mas matalinong paggamit ng nuclear technology

Naisabatas na ang isang landmark law na magbibigay ng malinaw na gabay sa paggamit at pamamahala ng nuclear energy sa Pilipinas, salamat sa mga pagsisikap ni Senate Minority Leader Alan Peter Cayetano.

Ito'y matapos lagdaan ni President Ferdinand Marcos Jr. ang Philippine National Nuclear Energy Safety Act (Republic Act No. 12305) bilang isang batas noong September 18, 2025.

Si Cayetano ang nanguna sa pagsusulong ng batas at ipinaglaban ang mga naunang bersyon nito sa Senado bilang chair ng Senate Committee on Science and Technology sa 19th Congress.

"Across the globe, nuclear energy has been used for peaceful and beneficial applications contributing to sectors such as medicine, agriculture, industry, and energy production," wika ni Cayetano.

Sa ilalim ng batas, itatag ang PhilATOM bilang isang independent regulatory body na may eksklusibong kapangyarihang mangasiwa sa kaligtasan, seguridad, at mga pananggalang na may kaugnayan sa nuclear

energy, mga pinagmulan ng ionizing radiation, at radioactive materials.

"It's obvious why we need the PhilATOM [as established by the] Nuclear Energy Safety Act. It plays a vital role in treating

diseases, food security, improving crop yield, mitigating the effects of climate change and generating clean, reliable power or electricity," giit niya.

Layon din ng batas na i-update ang mga luma nang batas na

may kaugnayan sa nuclear energy at maiwasan ang conflict of interest. Mananatili sa Philippine Nuclear Research Institute (PNRI) ang tungkuling magtaguyod ng nuclear energy, habang lililipat naman sa PhilATOM

ang tungkuling mag-regulate.

Kaugnay ng ionizing radiation, ang regulatory function ng Food and Drug Administration's Center for Device Regulation, Radiation Health and Research ay lililipat din sa PhilATOM.



« A senator wants...

»FROM , PAGE 1

troversial these past weeks amid the issue of anomalous flood control projects.

In one of Barzaga's most recent controversial statements, he allegedly urged the troops to protest against the government.

Because of this, the Philippine Army moved to delist the Kiko who is an Army reservist.

When an old photo of provincemate Sen. Ping Lacson resurfaced showing him with with contractors Curlee and Sarah Discaya – who are being linked to the anomalous flood control projects.

Barzaga said that Lacson should be investigated.

Lacson heads the Senate Blue Ribbon Committee that is investigating the anomalies in flood control projects.

The Senator explained that the photo was taken during a meeting with the son of the Discaya couple,

who was running for partylist representative in the May 13, 2025 elections.

Lacson, said the photo was the first and the last encounter he had with the Discaya couple prior to the Senate hearing.

In his Facebook post, Kiko had an intriguing claim:

"My intelligence network has informed me that a certain Senator is plotting to end my life."

« Cong, Jolo, ...

»mula sa , PAHINA 1

ng Cavite State University (CVSU), Cavite City Campus nitong nakaraang linggo.

Sa pagtanggap ng pagkilala, pinasalaman ni Revilla ang CVSU, na sinabi: "Ang karangalan pong ito'y alay ko sa ating Distrito at serbisyo-publiko!"

EXTRA JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE EUSEBIO DEL MUNDO WHO DIED ON MAY 20, 1965, AND HIS WIFE CATALINA R. DEL MUNDO WHO DIED ON AUGUST 13, 1970, EMILIA DEL MUNDO JIMENO WHO DIED ON NOVEMBER 01, 1977 AND HER HUSBAND PONCIANO JIMENO WHO DIED ON MARCH 24, 2025, ALL COPY OF DEATH CERTIFICATE IS HERETO ATTACHED LEFT A PARCEL OF LAND, COVERED BY TAX DECLARATION OF REAL PROPERTY NO. AA 01 0023 00781, ISSUED BY ASSESSOR'S OFFICE OF ALFONSO, CAVITE, SITUATED IN BRGY. PAJO, MUNICIPALITY OF ALFONSO, PROVINCE OF CAVITE, WITH AN AREA OF TWO THOUSAND FIVE HUNDRED NINETY-FOUR (2, 594) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 03 PAGE NO. 01 BOOK NO. 184 SERIES OF 2025, NOTARIZED DATE AUGUST 01, 2025

BANTAYBALITA News Publishing Services
September 22, 29 & October 6, 2025

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CPAWD general membership ...

»mula sa , PAHINA 1

Tagapagsalita sa isinagawang programa si Indang Municipal Administrator Atty. Simeon Garcia, Jr. (ikalawa sa kanang larawan ng gitnang hanay, nakaputing t-shirt), kapalit ni Indang Mayor Virgilio F. Fidel, na kasalukuyang nagpapagaling sa dengue.

Pagsasalin sa bagong ...

»mula sa , PAHINA 1

si Pastor Elpidio B. Soriano Jr. na sinundan ng pag-awit ng Pambansang Awit ng Pilipinas ng mga sumaksing kasapi ng PAPI at mga piling panauhin.

Bago ang pagsasalin, inisa-isa ni Mr. Nelson Santos ang maraming tagumpay ng PAPI sa panahon ng kanyang pamumuno, at ang taos-sa-pusong pasasalamat sa mga opisyal, kasapi at mga katuwang na higit pa sa kanilang makakaya ay nagbigay ng panahon, tangkilik at suporta sa samahan.

Imus Sports Complex Hosts UAAP

A newly expanded sports complex in Imus, Cavite is positioning itself as a premier destination for competitive athletics, unveiling upgraded facilities as it hosts the opening match of UAAP football tournament.

The Ayala Vermosa Sports Hub inaugurated a 1,200-seat grandstand Thursday as Ateneo De Manila University faced De La Salle University in

the women's football season opener for the University Athletic Association of the Philippines.

The new structure includes premium dugouts with modern showers and recovery areas, plus a dedicated media center—amenities designed to attract

higher-level competitions.

Our mission at the Ayala Vermosa Sports Hub has always been to provide world-class sports facilities for all types of athletes, for all levels of play," said Nona Torres, senior project development head at Vermosa.

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE DECEASED PERSON: JUL-INIL YAP SARAJI WITH WAIVER OF RIGHTS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE JUL-INIL YAP SARAJI WHO DIED ON OCTOBER 10, 2022 AT THE CITY OF GEN. TRIAS, CAVITE, LEFT A PARCEL OF LAND SITUATED IN TRES CRUSES, MUNICIPALITY OF TANZA, PROVINCE OF CAVITE, COVERED BY TRANSFER CERTIFICATE TITLE NO. T-1305148, WITH TAX DECLARATION NO. AA-19 0041 08603, CONTAINING AN AREA OF THIRTY-NINE (39) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GLEN ARCHIBALD A. VARGAS, UNDER DOC. NO. 122 PAGE NO. 21 BOOK NO. V SERIES OF 2025, NOTARIZED DATE SEPTEMBER 22, 2025

BANTAYBALITA News Publishing Services
September 22, 29 & October 6, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE EUSTACIO A. BERGANOS WHO DIED ON NOVEMBER 06, 2023, LEFT A PARCEL OF LAND SITUATED IN THE BRGY. BUCAL I, MUNICIPALITY OF MARAGONDON, PROVINCE OF CAVITE, COVERED BY TRANSFER CERTIFICATE TITLE NO. T-228539, CONTAINING AN AREA OF TWO THOUSAND NINE HUNDRED FOURTEEN (2,914) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GLEN ARCHIBALD A. VARGAS, UNDER DOC. NO. 75 PAGE NO. 15 BOOK NO. V SERIES OF 2025, NOTARIZED DATE SEPTEMBER 18, 2025

BANTAYBALITA News Publishing Services
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Cavite, malapit sa fault system, posibleng makaranas ng malakas na lindol.

Sa Laguna ay dumadaan ang West Valley Fault sa ilang bahagi, mataas ang panganib.

Batangas at Quezon – kapwa nasa seismic zone, posible ring makaranas ng matinding after shock at banta ng tsunami dahil sa malapit sila sa dagat.

Ang Rizal ay posibleng dadaanan din ng West Valley Fault.

Sa MIMAROPA: Sa Mindoro ay aktibo ang Central Mindoro Fault; may kasaysayan ng malalakas na lindol.

Ang Marinduque, Romblon, at Palawan ay pawang nasa fault lines at malapit sa trench zones.

At ang Oriental at Occidental Mindoro ay mataas ang panganib dahil sa active faults at coastal areas.

Bicol Region: Malapit sa Philippine Trench ang Albay & Sorsogon at posibleng magdulot ng lindol at tsunami.

Posible ring gumalaw ang fault line sa Camarines Norte & Camarines Sur at magdulot ng malakas na lindol.

At sa Catanduanes at Masbate na dito ay kilalang aktibo ang paggalaw ng fault line na naiging sanhi ng malakas na pag-u ga ng lupa.

Agad na maghanda ang lahat ng "Go Bag" o emergency kit at magplano sa paraan ng evacuation ng pamilya,

Ipinapayo na magpatingin sa may kaalaman kung ang bahay ay malapit sa fault line, at higit sa lahat, makipag-ugnayan sa inyong mga lokal na pamahalaang bayan at siyudad.



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REPUBLIC OF THE PHILIPPINES
FOURTH JUDICIAL REGION
REGIONAL TRIAL COURT
OFFICE OF THE CLERK OF COURT
CITY OF IMUS, CAVITE

TRBANK, INC. (A RURAL BANK),
Petitioner-Mortgagee,

- versus -

SPS. AARON DINO S. YOSORES AND
MELANIE M. YOSORES,
Respondent-Mortgagor/s.

EXTRA-JUDICIAL FORECLOSURE
OF REAL ESTATE MORTGAGE
UNDER ACT 3135 AS AMENDED BY
ACT NO. 4118

FC No. 19545-25

NOTICE OF EXTRA-JUDICIAL SALE

Upon extra-judicial petition for sale under Act 3135 as amended by Act 4118 filed by TRBANK, INC. (A RURAL BANK), petitioner-mortgagee, with principal office at 31st Floor, Unit 3101-3108, Raffles Corporate Center, F. Ortigas Jr. Road, Ortigas Center, Pasig City against SPS. AARON DINO S. YOSORES and MELANIE M. YOSORES, respondent-mortgagor/s, with residence and postal address at 9999 Unit D, Adarna St., Margelo Subd., Bayan Luma 2, Imus, Cavite and/or Lot 7-D (Now Unit 9999-D) (Now Adarna St.) Margelo and Sarreal Subd., Brgy. Bayan Luma II, City of Imus, Province of Cavite to satisfy the mortgage indebtedness which as of September 1, 2025 amounts to ONE MILLION FIVE HUNDRED SIXTY-SEVEN THOUSAND ONE HUNDRED SEVENTY-THREE PESOS and 23/100 (P1,567,173.23), Philippine Currency, including interest and penalty charges, but excluding attorney's fees, sheriff's fees and all other charges incidental to this foreclosure and sale, the undersigned Sheriff IV will sell at public auction on **October 14, 2025** at 10:00 a.m. or soon thereafter at the main entrance of the Office of the Clerk of Court, RTC-Imus, Bulwagan Ng Katarungan, Aguinaldo Highway, Imus City, Cavite, to the highest bidder, for CASH and in Philippine Currency, the following properties with all the improvements therein, to wit:

Transfer Certificate of Title

No. 057-2025012913

IT IS HEREBY CERTIFIED that certain land situated in BARANGAY OF BAYAN-LUMA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON, bounded and described as follows:
A PARCEL OF LAND (LOT 7-D OF THE SUBDIVISION PLAN (LRA) PSD-416389 APPROVED AS A NON-SUBDIVISION PROJECT, BEING A PORTION OF LOT 7, PCS-04-002037 L.R.C. (CLRI RECORD NO. 8843), SITUATED IN THE BARANGAY OF BAYAN-LUMA, MUNICIPALITY OF IMUS, PROVINCE OF CAVITE, ISLAND OF LUZON.

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: **AARON DINO YOSORES MARRIED TO MELANIE M. YOSORES, BOTH OF LEGAL AGE, FILIPINO CITIZEN**

Address: UNIT D-9999 MARGELO SUBD. IMUS CITY, CAVITE

TCT No.: 057-2025012913

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

LUZON, BOUNDED ON THE NE., POINTS 2 TO 3 BY LOT 6, PCS-04-002037; ON THE SE., POINTS 3 TO 4 BY LOT 7-E OF THE SUBDIVISION PLAN; ON THE SW., POINTS 4 TO 1 BY LOT 8, PCS-04-002037; AND ON THE NW., POINTS 1 TO 2 BY LOT 7-C OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 49 DEG. 02'E., 482.74 M. FROM MON. NO. 121, IMUS ESTATE;
THENCE N. 76 DEG. 22' E., 13.00 M. TO POINT 2;
THENCE S. 13 DEG. 38' E., 5.00 M. TO POINT 3;
THENCE S. 76 DEG. 22' W., 13.00 M. TO POINT 4;
THENCE N. 13 DEG. 38' W., 5.00 M. TO THE POINT OF BEGINNING, CONTAINING AN AREA OF SIXTY FIVE (65) SQUARE METERS, MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS 15 X 60 CM., BEARINGS TRUE; DATE OF ORIGINAL SURVEY, JULY 27, 1995-JUNE 11, 1998 AND THAT OF THE SUBDIVISION SURVEY, EXECUTED BY ROLANDO B. CORTEZ GEODETIC ENGINEER, ON MAY 22, 2010.

All sealed bid must be submitted to the undersigned on the above stated time and date.

In the event the public auction should not take place on the said date, it shall be held on **October 21, 2025** at 10:00 a.m. without prior notice.

Prospective bidders/buyers are hereby enjoined to investigate for themselves the titles to the said properties and encumbrances thereon if any there be.

Imus City, Cavite, Philippines, September 11, 2025.

MARIA CHONA D. TANGUANCO

Sheriff IV

APPROVED:

ARMIE A. FRANCISCO

Clerk of Court VI

Copy Furnished:

Atty. PRINCESS KIMBERLY GUARIÑO-AMOR
TRBANK, INC. (A RURAL BANK)
31st Floor, Unit 3101-3108, Raffles Corporate Center,
F. Ortigas Jr. Road, Ortigas Center, Pasig City 1605

SPS. AARON DINO S. YOSORES AND
MELANIE M. YOSORES
9999 Unit D, Adarna St., Margelo Subd., Bayan Luma 2,
Imus, Cavite and/or Lot 7-D (Now Unit 9999-D)
(Now Adarna St.) Margelo and Sarreal Subd.,
Brgy. Bayan Luma II, City of Imus, Province of Cavite

Republic of the Philippines
Fourth Judicial Region
Regional Trial Court Of Cavite
Office of the Clerk of Court & Ex-Officio Sheriff
New Justice Hall, J.P. Rizal Avenue, Kaybagal South, Tagaytay City

HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG FUND)
Mortgagee,

-versus-

SALVADOR B. PATUNGAN MARRIED TO
NORMA P. PATUNGAN,
Mortgagor.

EJF NO. TG-24-168

FOR: Extra Judicial Foreclosure
of Real Estate Mortgage under Act
No. 3135, as amended by Act No.
4118

NOTICE OF EXTRA-JUDICIAL SALE

Upon Extra-judicial foreclosure sale under Act 3135, as Amended by Act No. 4118, filed by Mortgagee, HOME DEVELOPMENT MUTUAL FUND (otherwise known as PAG-IBIG FUND), a government financial institution duly organized and existing under and by virtue of Republic Act No. 9679 with principal office at The Petron Mega Plaza Building, No. 358 Sen. Gil Puyat Avenue, Makati City pursuant to the terms and conditions of the Loan and Mortgage Agreement executed and notarized on December 11, 1998 by Mortgagors SALVADOR B. PATUNGAN, married to NORMA P. PATUNGAN, both of legal age, Filipino with postal address at (1) 1539-D Galvani St. Makati City (2) Lot 52, Block 16, Rancho Imperial De Silang, Barangay Tartaria, Silang, Cavite, represented by SALVADOR B. PATUNGAN as per Special Power of Attorney executed and notarized on May 28, 1998 in favor of the mortgagee, over real estate property including improvements thereon, described in and covered by Transfer Certificate of Title No. (T- 835079) 18975 of the Registry of Deeds for the Province of Cavite, in order to satisfy the outstanding loan obligation of the Mortgagor in the amount of **FIVE HUNDRED ONE THOUSAND THREE HUNDRED FIFTY SIX PESOS AND 87/100 (Php 501,356.87)** inclusive of interest and other charges, as of September 11, 2024, the undersigned Clerk of Court & Ex-Officio Sheriff of the Regional Trial Court of Cavite thru her deputy, Rhiz Sañel C. Toledo, will sell at public auction on **November 18, 2025** at 10:00 o'clock in the morning or soon thereafter, at the **New Hall of Justice of Tagaytay City**, to the highest bidder, for Cash or Manager's Check and in Philippine Currency, the following property with all its improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. (T-835079) 18975
Registry of Deeds for the Province of Cavite

"IT IS HEREBY CERTIFIED that certain land situated in MUN. OF SILANG PROV. OF CAVITE, bounded and described as follows:

A parcel of land (Lot 52, Blk.16 of the cons./ subd. plan Pcs-04-012899, being a portion of Lot 8014,8015,8017,8018, Cad. 452-D, Silang Cad., Lots 8016-A to 8016-H, Cad - 04-006071-D, Lot 15709-A, Csd - 042118-012810-D & Lot Blk. 71, Pcs-04-011250, LRC Rec. No.), situated in the Brgy. Tartaria, Mun. of Silang, Prov. of Cavite. Bounded on the NE., along line 1-2 by Lot 52, on the SE., along line 2-3 by Rd. Lot 12, on the SW., along line 3-4 by Lot 51, on the NW., along line 4-5 by Lot 22, and along line 5-1 by lot 21, both of Blk. 16, all of the cons./ subd. plan. Beginning at a pt. marked "1" on plan, being S.66 deg. 13'E., 4929.20 m. from BLM No. 1, Cad-452-D, Silang Cad. thence S. 24 deg. 07'E., 10.00 m. to pt. 2; thence S.65 deg. 53'W., 7.00 m. to pt. 3; thence N. 24 deg. 07'W., 10.00 m. to pt. 4; thence N. 65 deg. 53'E., 5.94 m. to pt. 5; thence N. 65 deg. 53'E., 1.06 m. to pt. 1; beginning containing an area of SEVENTY (70) SQ. METERS. All pts. referred to are indicated on the

plan and are marked on the ground by PS cyl. conc. mons. 15x60 cm.; bearings true; date of orig. survey, & that of the subd. survey, Aug. 1-30, 1997, & was approved on Dec. 5, 1997.

is registered in accordance with the provisions of the Property Registration Decree in the name of

SALVADOR B. PATUNGAN, married to Norma P. Patungan both of legal age, Filipino.

In the event the public auction should not take place on the said date, it shall be held on **November 25, 2025** without further notice.

Prospective bidders or buyers are hereby enjoined to investigate and verify for themselves the **TRANSFER CERTIFICATE OF TITLE NO. (T- 835079) 18975** the encumbrances thereon, if any there be.

All sealed bids must be submitted to the undersigned on the above stated time and date.

Tagaytay City, Philippines, August 19, 2025.

ATTY. VABRA ANN A. VARIAS-DIMAYUGA
Clerk of Court VI & Ex-Officio Sheriff

RHIZ SAÑEL C. TOLEDO
Sheriff-in-Charge

WARNING:

IT IS ABSOLUTELY PROHIBITED TO REMOVE, DEFACE OR DESTROY THIS NOTICE OF SHERIFF'S SALE ON OR BEFORE THE DATE OF THE AUCTION SALE UNDER THE PENALTY OF LAW

Note:

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HOME DEVELOPMENT MUTUAL FUND
(otherwise known as PAG-IBIG FUND)
Mortgagee
The Petron Mega Plaza Building, No.358 Sen. Gil Puyat Avenue, Makati City

MARIA VICTORIA CAPIRAL c/o PAULINO E. CASES, JR.
CASES COLLECTION MANAGEMENT, INC.
Attorney-in-Fact
6th Floor JELP Business Solutions Building, 409 Addition Hills, Shaw Boulevard, Mandaluyong City

SALVADOR B. PATUNGAN married to NORMA P. PATUNGAN

Mortgagors

(1) 1539-D Galvani St., Makati City
(2) Lot 52, Block 16, Rancho Imperial De Silang Barangay Tartaria Silang, Cavite

**EXCERPTS FROM THE MINUTES OF THE 5TH REGULAR SESSION
OF THE 12TH SANGGUNIANG PANLALAWIGAN OF CAVITE HELD ON
AUGUST 04, 2025 AT THE SANGGUNIANG PANLALAWIGAN SESSION
HALL, LEGISLATIVE BUILDING, NEW PROVINCIAL GOVERNMENT
CENTER, TRECE MARTIRES CITY, CAVITE**

PRESENT:

Hon. Ramon Vicente H. Bautista	Vice Governor/Presiding Officer
Hon. Alde Joselito F. Pagulayan	Majority Floor Leader
Hon. Arnel M. Cantimbuhan	Pro-Tempore
Hon. Romel R. Enriquez	SP Member, 1st District
Hon. Juan Ysmael R. Gandia	SP Member, 1st District
Hon. Edwin E. Malvar	SP Member, 2 nd District
Hon. Lloyd Emman D. Jaro	SP Member, 3rd District
Hon. Nickanor N. Austria, Jr.	SP Member, 4th District
Hon. Fulgencio C. Dela Cuesta, Jr.	SP Member, 4th District
Hon. Aidel Paul G. Belamide	SP Member, 5th District
Hon. Ivey Jayne A. Reyes	SP Member, 6th District
Hon. Kerby J. Salazar	SP Member, 7th District
Hon. Jhon Kester Aldrin R. Anacan	SP Member, 7th District
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Hon. Eimeren M. Nazareno	SP Member, 8th District
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Hon. Larry Boy S. Nato	LNB Provincial Chapter
Hon. Rafael V. Paterno III	SK Provincial Federation President
Hon. Chelsea Jillian G. Sano	

VACATION LEAVE:

Hon. Maurito C. Sison	SP Member, 6th District
-----------------------	-------------------------

ABSENT:

None

PROVINCIAL ORDINANCE NO. 491-2025

**AN ORDINANCE AMENDING SECTION 4, PROGRAM OF ACTIVITIES OF
PROVINCIAL ORDINANCE NO. 387-2023 OTHERWISE KNOWN AS “AN OR-
DINANCE DECLARING THE SECOND WEEK OF AUGUST OF EVERY YEAR
AS THE ANNUAL OBSERVANCE AND CELEBRATION OF THE LINGGO NG
KABATAAN IN THE PROVINCE OF CAVITE PURSUANT TO REPUBLIC ACT
NO. 10742 OR THE SANGGUNIANG KABATAAN REFORM ACT OF 2015”**

*Sponsored by: Hon. Chelsea Jillian G. Sarno Chair,
Committee on Youth and Sports Development
Co-sponsored by: All Sangguniang Panlalawigan Members*

WHEREAS, Republic Act. No. 10742 known as the Sangguniang Kabataan Reform Act of 2015, empowers Sangguniang Kabataan Councils to educate and inform their constituents on public governance, youth involvement and participatory democracy;

WHEREAS, Provincial Ordinance No. 387-2023 was enacted on the 32nd Regular Session of the 11th Sangguniang Panlalawigan on March 13, 2023;

WHEREAS, there is a need to amend the said provision of the said ordinance in order to determine various programs and activities for the youth, to raise awareness about their rights and welfare, laws and government policies that foster a sense of responsibility, leadership and civic engagement;

NOW, THEREFORE, on motion of Hon. Sarno, duly seconded by Hon. Anacan, Hon. Austria, Jr., Hon. Bautista, Hon. Cantimbuhan, Hon. Enriquez, Hon. Gandia, Hon. Jaro, Hon. Nato, Hon. Pagulayan and unanimously approved by the Members present, be it enacted by the Sangguniang Panlalawigan of Cavite in a session duly assembled that:

SECTION 1. Short Title. This Ordinance shall be known and cited as “The Amended Linggo Ng Kabataan Ordinance”.

SECTION 2. Section 4 of Provincial Ordinance No. 387-2023, is hereby amended and shall be read as follows:

Section 4: PROGRAM OF ACTIVITIES. The Sangguniang Kabataan Provincial Federation in cooperation with the Office of the Provincial Youth Development Officer (OPYDO), in line with the celebration of the “*Linggo ng Kabataan*” shall formulate and implement programs and conduct activities that shall provide holistic development and enrichment of the youth in their respective communities, such as the following:

1. Leadership Training, Literacy Drive and Other Skills Development Workshops- As future leaders and pillars of the province, training programs, literacy drives and workshops shall be conducted to develop their leadership skills, increase their level of awareness and knowledge on certain laws governing them such as;

1.1 Republic Act No. 10742- SK Reform Act of 2015

1.2 Local Government Code (On Barangay Basic & Youth Involvement)

-

1.3 Republic Act No. 10627- Anti- Bullying Act of 2013

1.4 Republic Act No.11053- Anti-Hazing Act of 2018

1.5 Republic Act. No. 7877- Anti-Sexual Harass-

ment Act of 1995

1.6 Republic Act No. 11313- Safe Spaces Act

1.7 Republic Act No. 11930- OSAEC/CSAEM Act

1.8 Other laws focusing on youth development and welfare of students

1.9 Republic Act No. 11166- Phil. HIV and AIDS Policy Act

1.10 Republic Act. No 9165- Comprehensive Dangerous Drugs Act

2. Advocacy Program anchored in the Philippine Youth Development Plan (PYDP) Centers of Youth Participation- There shall be an intended capacity building activity that will tackle relevant youth development concerns together with the existing government policies and programs anchored in the centers of youth participation.

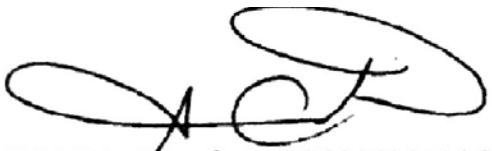
3. Such other projects and programs as maybe considered valuable to the total development of the youth.

SECTION 3. Separability Clause. If any provision of this ordinance is declared invalid or unconstitutional, the other provisions not affected thereby shall remain in full force and effect.

SECTION 4. Effectivity. This Ordinance shall take effect after its approval and compliance with the posting and publication requirements.

I hereby attest that the foregoing ordinance was duly enacted by the 12th Sangguniang Panlalawigan of Cavite during its 5th Regular Session held on August 04, 2025.


JOVANI N. CUADRA
Board Secretary V

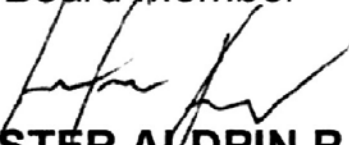
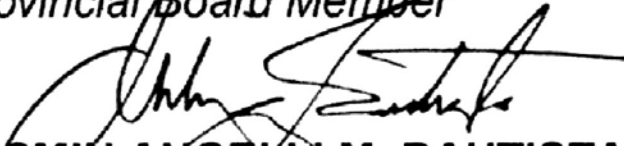
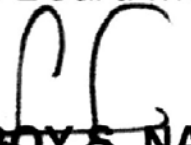
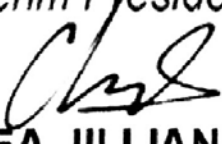

ARNEL M. CANTIMBUHAN
Pro-Tempore

ROMEL R. ENRIQUEZ
Provincial Board Member

LLOYD EMMAN D. JARO
Provincial Board Member

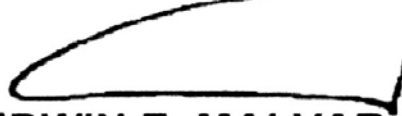
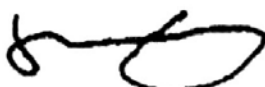
NICKANOR N. AUSTRIA, JR
Provincial Board Member

AIDEL PAUL G. BELAMIDE
Provincial Board Member

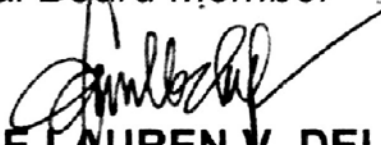
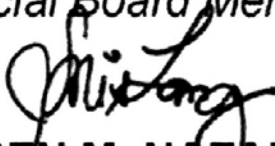
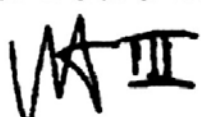
KERBY J. SALAZAR
Provincial Board Member

JHON KESTER ALDRIN R. ANACAN
Provincial Board Member

JASMIN ANGELLI M. BAUTISTA
Provincial Board Member

LARRY BOY S. NATO
CCL Interim President

CHELSEA JILLIAN G. SARNO
SK Provincial Federation President
CERTIFIED BY:

RAMON VICENTE H. BAUTISTA
Vice Governor/Presiding Officer
 Date Signed August 13, 2025

ALDE JOSELITO F. PAGULAYAN
Majority Floor Leader

JUAN YSMAEL R. GANDIA
Provincial Board Member

EDWIN E. MALVAR
Provincial Board Member

FULGENCIO C. DELA CUESTA, JR.
Provincial Board Member

IVEE JAYNE A. REYES
Provincial Board Member

 (Vacation Leave)
MAURITO C. SISON
Provincial Board Member

CAMILLE LAUREN V. DEL ROSARIO
Provincial Board Member

EIMEREN M. NAZARENO
Provincial Board Member

RAFAEL V. PATERNO III
LNB Provincial Chapter President
APPROVED BY:

FRANCISCO GABRIEL D. REMULLA
Governor
 Date Signed August 27, 2025

REVANZE ...

»mula sa , PAHINA 1

at sabi niya, yung taon na iyon ng Okt. 1947, iyon ang kanyang FIRST ONE YEAR OLD, at tama naman.

Di lang ito retorika, lohika pa, kaya Happy 80th Birthday Bro, Pareng Boss Eli.

@@@

Maikli lang ito: maraming-maraming salamat sa mga doctor, narses, mga lab technicians at iba pang staff ng Philippine General Hospital sa pag-aasikaso sa akin sa loob ng mahigit din three weeks of confinement, at sana po, maging maayos na ang resulta ng maraming diagnos, lab testing, blood works, at kung ano-ano pang paggamot

sa akin.

Much thanks sa mga nag-bigay suporta – pinansiyal, panalangin, pagdalaw, pag-aalaala sa amin noong ako ay nasa ospital, marami po kayo, at sa inyo, taos sa puso ang aking pasalamat sa inyo.

Ipagpaumanhin ang makaligtaan kong mga commitment na hindi na natupad; mga gawaing hindi nagawa o hindi natapos, at kasalukuyan, nagpapagaling pa ang inyong lingkod at samahan nyo ako sa panalangin, sana bumuti na ang kalagayan ko, at sa inyo po, panalanging mag-ingat pagkat mahirap po ang magkasakit.

Buti pa si Boss Eli, nasa Vancouver, nakaka-5 years nang survivor sa sakit niyang prostate cancer, hindi na rin siya magda-dialysis at balita ko, maayos na rin ang sakit niyang arthritis at asthma.

Sarap ng buhay pasyente

sa Canada, libre, opo, free ang hospitalization, gamot, lab test at iba pa at may sariling family doctor pa.

Pilipinas, PhilHealth, sana tayo rin po, at para sa inyong comment, bantaybalitanews59@gmail.com

ERRATUM'

THIS IS TO CORRECT THE ENTRY OF THE EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE **LORENZO HERRERA ATIENZA**, PUBLISHED IN BANTAYBALITA NEWS PUBLISHING SERVICES ON MAY 26, JUNE 2 & 9, 2025, THAT THE C.) TRANSFER CERTIFICATE OF TITLE NO. 055-2018002108 AND THE AREA OF 1,000000 AND THE PAGE NO. 62 IS WRONG, INSTEAD C.) TRANSFER CERTIFICATE TITLE NO. 005-2018002108 AND AN AREA OF 1.000000 AND THE PAGE NO. 66 AND NOT AS PUBLISHED

BANTAYBALITA NEWS PUBLISHING SERVICES
SEPTEMBER 29 TO OCTOBER 05, 2025

ERRATUM

THIS IS TO CORRECT THE ENTRY OF THE AFFIDAVIT OF SELF ADJUDICATION OF THE LATE VANHENGGRIN **MARTINEZ GALLARDO**, PUBLISHED IN BANTAYBALITA NEWS PUBLISHING SERVICES ON JUNE 9, 16, & 23, 2025, THAT THE TRANSFER CERTIFICATE OF TITLE NO. 057-202007776 IS WRONG INSTEAD TRANSFER CERTIFICATE OF TITLE NO. 057-2020017776 AND NOT AS PUBLISHED

BANTAYBALITA NEWS PUBLISHING SERVICES
SEPTEMBER 29 TO OCTOBER 05, 2025

EXTRA JUDICIAL SETTLEMENT OF INTESTATE ESTATE OF THE LATE ANICETA CAGUITLA
ENDAYA AMONG HEIRS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **ANICETA CAGUITLA ENDAYA** WHO DIED ON NOVEMBER 05, 2006 IN PANGIL, AMADEO, CAVITE, LEFT A PARCEL OF LAND, SITUATED AT BRGY. PANGIL, AMADEO, CAVITE, COVERED BY TAX DECLARATION NO. AA-02 0023 00102, WITH AN AREA OF TWELVE THOUSAND SEVENTEEN (12, 017) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. ZALDY M. AMBON, UNDER DOC. NO. 202 PAGE NO. 42 BOOK NO. XXXII SERIES OF 2025, NOTARIZED DATE SEPTEMBER 13, 2025

BANTAYBALITA NEWS PUBLISHING SERVICES
SEPTEMBER 29, OCTOBER 6 & 13, 2025

AFFIDAVIT OF SELF-ADJUDICATION

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **RITA AGUIRRE SARMIENTO AND FELIX ABALITA SARMIENTO** WHO DIED ON DECEMBER 10, 2023 AND MAY 30, 2025, BOTH AT TRECE MARTIREZCITY, CAVITE, LEFT A PARCEL OF LAND UNDER NATIONAL HOUSING AUTHORITY ENTRY PASS NO. 428707, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JASPER C. SALES, UNDER DOC. NO. 430 PAGE NO. 87 BOOK NO. 18 SERIES OF 2025, NOTARIZED DATE SEPTEMBER 29, 2025

BANTAYBALITA NEWS PUBLISHING SERVICES
SEPTEMBER 29, OCTOBER 6 & 13, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE WITH ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **MARCIANO JIMENO** WHO DIED ON MAY 10, 1985 AT PAJO, ALFONSO, CAVITE, LEFT A PARCEL OF LAND COVERED BY ORIGINAL CERTIFICATE OF TITLE NO. (P-1387) 525, SITUATED AT BRGY. PAJO, ALFONSO, CAVITE, CONTAINING AN AREA OF FOUR THOUSAND SIX HUNDRED FIVE (4, 605) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FIEL ALDOUS A. EVIDENTE, UNDER DOC. NO. 190 PAGE NO. 39 BOOK NO. II SERIES OF 2022, NOTARIZED DATE JUNE 01, 2022

BANTAYBALITA NEWS PUBLISHING SERVICES
SEPTEMBER 29, OCTOBER 6 & 13, 2025

ERRATUM

THIS IS TO CORRECT THE ENTRY OF THE EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE DECEASED PERSONS SPOUSES **RODOLFO FIGEIROA AND VILETA SALVADOR FIGUEROA**, PUBLISHED IN BANTAYBALITA NEWS PUBLISHING SERVICES ON AUGUST 4, 11 & 18, 2025, THAT THE BOOK NO. 7 IS WRONG INSTEAD BOOK NO. I AND NOT AS PUBLISHED

BANTAYBALITA NEWS PUBLISHING SERVICES
SEPTEMBER 29 TO OCTOBER 05, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE BONIFACIO CANUSO
SOLIS AMONG HEIRS

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **BONIFACIO CANUSO SOLIS** WHO DIED ON NOVEMBER 24, 1995 AT KAONG, SILANG, CAVITE, LEFT A PARCEL OF LAND COVERED BY TAX DECLARATION NO. 18 0030 01410, SITUATED IN BRGY. KAONG, SILANG, CAVITE, WITH AN AREA OF THREE THOUSAND SIX HUNDRED (3,600) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JOEL FERRER FLORES, UNDER DOC. NO. 128 PAGE NO. 27 BOOK NO. 28 SERIES OF 2024, NOTARIZED DATE NOVEMEBR 27, 2024

BANTAYBALITA News Publishing Services
September 15, 22 & 29, 2025

ADDENDUM TO THE EXTRA JUDICIAL SETTLEMENT OF CONSORCIA G. CIDRO WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE EXTRA JUDICIAL SETTLEMENT OF **CONSORCIA G. CIDRO** (WITH DEED OF ABSOLUTE SALE) WAS EXECUTED BY THE HEIRS, WHEREAS DUE TO INADVERTENCE, THE NAME OF THE CHILDREN OF **ALEJANDRO G. CIDRO** (DECEASED) IS NOW INCLUDED, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JOSEF CEA MAGANDUGAUNDER DOC. NO. 626 PAGE NO. 48 BOOK NO. 14 SERIES OF 2025 NOTARIZED DATE SEPTEMBER 15, 2025

BANTAYBALITA News Publishing Services
September 15, 22 & 29, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE DECEASED PERSON JAMES DELA CRUZ CABUYADAO WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **JAMES DELA CRUZ CABUYADAO** WHO DIED ON APRIL 15, 2022 AT QUEZON CITY WITHOUT WILL AND TESTAMENT, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE TITLE NO. T-707970, SITUATED IN THE BRGY. QUINTANA, MUNICIAPLITY OF TANZA, PROVINCE OF CAVITE CONTAINING AN AREA OF THIRTY-EIGHT POINT FIFTY (38.50) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 355 PAGE NO. 71 BOOK NO. 189 SERIES OF 2025, NOTARIZED DATE SEPTEMBER 12, 2025

BANTAYBALITA News Publishing Services
September 15, 22 & 29, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF THE LATE DAMIANA MARINATA MENDOZA WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **DAMIANA MARINATA MENDOZA** WHO DIED ON DECEMBER 5, 2024 IN SILANG SPECIALIST MEDICAL CENTER, SILANG, CAVITE, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE TITLE NO. 076-2017009875, LOCATED AT THE BRGY. CABAGGAAN, MUNICIPALITY OF SILANG, PROVINCE OF CAVITE, CONTAINING AN AREA OF THREE HUNDRED NINETY-ONE (391) SQUARE METERS, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. FE B. AÑONUEVO, UNDER DOC. NO. 90 PAGE NO. 18 BOOK NO. 185 SERIES OF 2025, NOTARIZED DATE SEPTEMBER 15, 2025

BANTAYBALITA News Publishing Services
SEPTEMBER 15, 22 & 29, 2025

EXTRA JUDICIAL SETTLEMENT OF ESTATE OF CONSORCIA G. CIDRO WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE **CONSORCIA G. CIDRO** WHO DIED ON JUNE 27, 2008 AT BLK. NO.-1 LOT 1 BRGY. SAN FRNACISCO I, DASMARINAS, CAVITE, LEFT A PARCEL OF LAND COVERED BY TRANSFER CERTIFICATE TITLE NO. T-461037, CONTAINING AN AREA OF ONE HUNDRED SEVEN (107) SQUARE METERS, SITUATED AT BLK. NO.-1 LOT 1 BRGY. SAN FRNACISCO I, DASMARINAS, CAVITE, EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. JOSEF CEA MAGANDUGA, UNDER DOC. NO. 625 PAGE NO. 48 BOOK NO. 14 SERIES OF 2025, NOTARIZED DATE SEPTEMBER 15, 2025

BANTAYBALITA News Publishing Services
September 15, 22 & 29, 2025

EXTRA JUDICIAL SETTLEMENT OF THE INTESTATE ESTATE OF THE LATE FELICIDAD F. PAYAD WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE FELICIDAD F. PAYAD WHO DIED ON MAY 5, 2021 AT PASONG LANGKA, SILANG CAVITE LEFT A **PARCEL OF LAND** SITUATED AT BRGY. PASONG LANGKA SILANG, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 2018000166 CONTAINING AN AREA OF SEVEN HUNDRED NINETY SEVEN (797) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GARY CAMITAN AURE UNDER DOC. NO. 161 PAGE NO. 34 BOOK NO. XXII SERIES OF 2025 NOTARIZED DATE SEPTEMBER 18, 2025

BANTAYBALITA NEWS PUBLISHING SERVICES PUBLICATION DATE: SEPTEMBER 22, 29 & OCTOBER 6, 2025

REPUBLIC OF THE PHILIPPINES
REGIONAL TRIAL COURT
FOURTH JUDICIAL REGION
NAIC CAVITE
OFFICE OF THE CLERK OF COURT
AND EX-OFFICIO SHERIFF

HOME DEVELOPMENT MUTUAL FUND (HDMF)
Petitioner-Mortgagee,
-VERSUS-
MARIE JEAN J. AGUILAR
Respondents-Mortgagors.

FNC 2022-059

NOTICE OF EXTRA-JUDICIAL SALE

WHEREAS, upon Extra-Judicial Petition for Sale under Act No. 3135 as amended by the Act No. 4118, filed by HOME DEVELOPMENT MUTUAL FUND (HDMF) Mortgagee, with postal address at Petron Mega Plaza Building, No. 358 Sea Gil Pagat Avenue, Makati City, against MARIE JEAN J. AGUILAR with postal address at 3192 INT II, PILLAR ST., TONDO, MANILA 1013, to satisfy the mortgage indebtedness which as of April 15, 2022, amounted to THREE HUNDRED SEVENTEEN THOUSAND SIX HUNDRED FIFTY FIVE PESOS & 48/100 PESOS (P 317,655.48) Philippine Currency, excluding penalties, Attorney's Fees and expenses of the foreclosure, the undersigned authorized Sheriff IV, will sell at public auction on October 22, 2025 at 9:00 in the morning or soon thereafter at the Regional Trial Court, Naic, Cavite, to the highest bidder in CASH or MANAGER'S CHECK and in Philippine Currency the property with all the improvements thereon, to wit:

TRANSFER CERTIFICATE OF TITLE NO. 057-2017029334

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, is, OF LUZON, bounded and described as follows:
A PARCEL OF LAND (LOT 27 BLK. 5 OF THE SUBD. PLAN PED-04-214489, BEING A PORTION OF PED-04-051969, LDC REG. NO. 8345), SITUATED IN BRGY. OF TIMALAN, MUN. OF NAIC, PROV. OF CAVITE, IS, OF LUZON, BOUNDED ON THE SE., ALONG LINE 1-2 BY LOT 7c BLK. 5 OF THE SW., ALONG LINE 2-3 (Continued on next page)

TECHNICAL DESCRIPTION (Continued from page 1)
BY RD. LOT 27 (ROAD WIDENING); ON THE NW., ALONG LINE 3-4 BY LOT 7c BLK. 5; AND ON THE NE., ALONG LINE 4-1 BY RD. LOT 5 (8.00 M. WIDE), ALL OF THE SUBD. PLAN, BEGINNING AT A PT. MARKED "1" ON PLAN BEING S. 61-13 E, 1803.65 M. FROM MON. NO. 17, NAIC ESTATE, THENCE S. 57-07 W, 10.00 M. TO PT. 2; THENCE N. 32-53 W, 3.50 M. TO PT. 3; THENCE N. 57-07 E, 10.00 M. TO PT. 4; THENCE S. 32-53 E, 3.50 M. TO THE PT. OF BEGINNING, CONTAINING AN AREA OF THIRTY FIVE (35)-50. METERS, MORE OR LESS, ALL PTS. REFERRED TO ARE INDICATED ON THE

Prospective bidders So the encumbrance existing thereon, if any there be.

All sealed bids must be submitted to the undersigned on the above-stated time and date.

In the event the public auction should not take place on the said date, it shall be held on November 3, 2025 at the same time, and at the same place mentioned above without further notice.

Municipality of Naic, Province of Cavite, September 11, 2025

JANELLE V. LAGADON, MBA
Sheriff, IV

Copy furnished:
HOME DEVELOPMENT MUTUAL FUND (HDMF) - Petron Mega Plaza Building, No. 358 Sea Gil Pagat Avenue, Makati City
MARIE JEAN J. AGUILAR - 3192 INT II, PILLAR ST., TONDO, MANILA 1013
LOT 77, BLK.S, HILLSVIEW ROYALE 2, BRGY. TIMALAN, NAIC, CAVITE 4110
CRISTINA A. ESTEPA & JEFFREY A. RAMIENTAS, CPA, Attorney-in-Fact, GREATSOURCE CORPORATION
2546 A. Bonifacio St., Benghal, Makati City

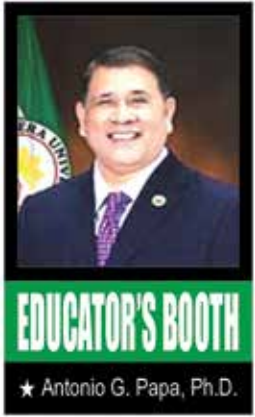
BANTAYBALITA NEWS PUBLISHING SERVICES
SEPTEMBER 29, OCTOBER 6, & 13, 2025

EXTRA JUDICIAL SETTLEMENT OF THE INTESTATE ESTATE OF THE LATE FELICIDAD F. PAYAD WITH DEED OF ABSOLUTE SALE

NOTICE IS HEREBY GIVEN THAT THE ESTATE OF THE LATE FELICIDAD F. PAYAD WHO DIED ON MAY 5, 2021 AT PASONG LANGKA, SILANG CAVITE LEFT A **PARCEL OF LAND** SITUATED AT BRGY. PASONG LANGKA SILANG, CAVITE COVERED BY TRANSFER CERTIFICATE OF TITLE NO. 2018000166 CONTAINING AN AREA OF SEVEN HUNDRED NINETY SEVEN (797) SQUARE METERS EXTRA JUDICIALLY SETTLED AMONG LEGAL HEIRS, EXECUTED BEFORE NOTARY PUBLIC ATTY. GARY CAMITAN AURE UNDER DOC. NO. 161 PAGE NO. 34 BOOK NO. XXII SERIES OF 2025 NOTARIZED DATE SEPTEMBER 18, 2025

BANTAYBALITA NEWS PUBLISHING SERVICES PUBLICATION DATE: SEPTEMBER 22, 29 & OCTOBER 6, 2025

How to be an exceptional teacher



Accordingly, teaching is the noblest profession among all professions here on earth.

From the very basic learning up to the most advanced educational pursuit, teachers and/or mentors are inevitable.

Do you know why? Yes, for whatever fields of specialization the students may decide to undertake, these will be handled under the tutelage and facilitation of the teachers or mentors.

Actually, in the real world of education, to be a teacher is a difficult task. And, to be a licensed teacher is a more difficult undertaking. But, how he could be considered as an effective or exceptional teacher, is the most difficult order of the day for him.

However, it is a gratifying experience for the mentors to be remembered by their pupils, students or mentees even if they parted ways for a long, long pe-

riod of time after completion of the course or after their graduation.

The best way for a teacher to be remembered by his students is to become an exceptional teacher or an effective one. Where the learning experiences of the students in the classroom are not only wholesome or pleasant but also considered an enjoyable daily encounters.

But how to achieve these situations is a big puzzle to the mentors, especially to the new ones in the profession.

Author Marshall Bain identified four essential qualities that distinguish an exceptional teacher from an ordinary one.

These qualities are as follows: 1) possessing a diverse knowledge system, 2) with excellent communication skills, 3) great ability to get and sustain students' interest, and 4) deep respect for students.

These qualities were expounded by Alexander Kibanoff in his work, titled: "Golden lessons for Effective Teaching."

He further provided tips on how to attain these characteristics of an effective or exceptional teacher. His narratives are indicated hereunder:

D i v e r s e knowledge system. Students see and perceive that the knowledge of the subject by the mentor is the number one quality of an exceptional teacher. So that expertise is a pre-requisite. This is the essence of taking and pursuing seriously the major and minor subjects in one's field of specialization, while pursuing either an undergraduate or a graduate education. It is tantamount to say that: "You cannot give what you don't have."

Kibanoff advised the following tips on how to gain great knowledge: 1) by studying continuously since education is considered as a lifelong process; 2) reading articles in the magazines, scientific journals and books; 3) going beyond the textbooks, thus the importance of literature search for new findings; 4) attending seminars, conferences and the like; and 5) exploring the worldwide web or using the internet.

Excellent communication skills. The ability to communicate the knowledge and expertise of the mentors to the students is the second requisite for an exceptional teacher.

It is a mentors' job to take advance knowledge and

make it accessible to the students, hence, the importance of graduate studies, to update ones' knowledge system as well as upgrade their skills in imparting the learnings.

An exceptional teacher allows the students to understand the subject matter and show them the practical uses of such in current life situations.

An effective communicator uses the following efficiently and effectively: his voice; his eye contact; the non-verbal cues such as gestures, body movements and facial expressions of students; props and visual aids; and content organization of the subject matter.

Sustained students' interest. The attention of the students will be called for and their interest will be sustained if the following tips are borne in mind and done by the mentors: -make the class interesting and relevant to them;

-deliver the lessons to the students in a form they can understand;

-understandable material is wasted if the students are asleep when it is delivered;

-show to students how the lessons will be applied to their lives, to the society, and to their careers; and



-make students want to learn more and pay attention to the lessons at hand.

How to get the students' interest is a very simple exercise if mentors will follow the following advice: First, know your students – who they are; then, know their interest – what are their wants/likes and needs; be "in" yourself – know what they know at present; and finally, put yourself in their shoes – empathize with them.

Here, a simple strategy called S.I.S., is needed.

How? Be supportive with them; then, be informative of what they need; and lastly, be suggestive of what they are going to do.

As simple as that. Then you will be surprised that you already gained their trust and confidence.

Having thorough knowledge of each student in the class would provide the mentors the needed strategies on how to approach and handle them.

The students, in

turn, will develop trust and confidence on their mentors thereby providing an atmosphere of having a smooth-interpersonal-relationships (SIR) with each other. The third requisite for an effective teaching.

The mentors must learn and readily apply the power of appreciation among their students. Respect for students. According to Kibanoff, "an exceptional teacher must have a deep-seated concern and respect for their students that they teach."

He added that: "students are people, they also deserve for respect from other people, especially from their mentors." The fourth requisite for them to become exceptional teachers.

To further understand the students, mentors should consider the following conditions that students are also: -people who get bored, their interest for a particular situation last for only six minutes;

-people who re-

spond to personal attention, thus, if you have 30 students, you need to give attention to 30 people with individual differences;

-people who respond better to praises than criticisms;

-people who have physical and psychological as well as intellectual limitations; -people who get tired and sick, too;

-people would rather not read, or rather would escape reading, if given the chance;

-people who do not hear and remember everything that is taught to them; -people who make mistakes, too; and

-majority of the people are honest and can then be trusted.

So, to be a great teacher, an effective and exceptional one, he must have a well-diverse knowledge system, an excellent communication skill, a great ability to get and sustain students' interest, and a deep respect for his students.

Hence, mentors, be one of them, too.

Mayor Salamat says, "So cute," to young students dressing up for their dream jobs

DOMZ B. CAOILE

1 "So cute," said Alfonso Mayor Randy Salamat when he saw kindergarten students dressed up as pilots, others as soldiers, doctors, and nurses.

The young learners were so happy to see the mayor who chatted with them and asked

him about his work as municipal mayor.

One cute young boy said to Salamat that he wanted to become a mayor like him.

"Matutupad ang pangarap mo, mag-aral ka lang mabuti at maging masunurin sa iyong mga magulang," Mayor Salamat advised the boy.

Mayor Salamat said he is very happy to see the kindergarten kids dressed up in uniforms of their dream jobs.

"Nakakatawa pong makita ang ating mga munting mag-aaral sa kanilang Kindergarten Community Helpers Day, suot ang kanilang mga uniforme na sumis-



PHOTO COURTESY: FB/RANDY SALAMAT